

Fill in this information to identify the case:

Debtor 1 Ronald Ansaldi
 Debtor 2
 United States Bankruptcy Court for the: District of Rhode Island
 Case number : 1:23-bk-10282

Official Form 410S2

Notice of Postpetition Mortgage Fees, Expenses, and Charges 12/16

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any fees, expenses, and charges incurred after the bankruptcy filing that you assert are recoverable against the debtor or against the debtor's principal residence.

File this form as a supplement to your proof of claim. See Bankruptcy Rule 3002.1.

Name of creditor: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2023-R1 Court claim no. (if known):

5

Last 4 digits of any number you use to identify the debtor's account: 4082

Does this notice supplement a prior notice of postpetition fees, expenses, and charges?

☒ No

☐ Yes. Date of the last notice.

Part 1: Itemize Postpetition Fees, Expenses, and Charges

Itemize the fees, expenses, and charges incurred on the debtor's mortgage account after the petition was filed. Do not include any escrow account disbursements or any amounts previously itemized in a notice filed in this case. If the court has previously approved an amount, indicate that approval in parentheses after the date the amount was incurred.

Description	Dates incurred	Amount
Late Charges		\$0.00
Non-sufficient funds (NSF) fees		\$0.00
Attorney Fees		\$0.00
Filing fees and court costs		\$0.00
Bankruptcy/Proof of claim fees	06/15/2023	\$225.00
Appraisal/Broker's price opinion fees		\$0.00
Property Inspection Fees		\$0.00
Tax Advances (Non-Escrow)		\$0.00
Insurance Advances (Non-Escrow)		\$0.00
Property preservation expenses. Specify:		\$0.00
Other. Specify: Plan Review Fees	05/08/2023	\$100.00
Other. Specify: 410A Fee		\$0.00
Other. Specify: Objection to Confirmation		\$0.00
Other. Specify:		\$0.00

The debtor or trustee may challenge whether the fees, expenses, and charges you listed are required to be paid. See 11 U.S.C. § 1332(b)(5) and Bankruptcy Rule 3002.1.

Debtor 1 Ronald Ansaldi
First Name Middle Name

Last Name

Case Number: 1:23-bk-10282

Part 2: Sign Below

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box:

☐ I am the creditor.

☒ I am the creditor's attorney or authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

/s/ Christopher Giacinto

Signature

Date 09/13/2023

Print: Christopher Giacinto

Title Authorized Agent for Creditor

Company Padgett Law Group

Address 6267 Old Water Oak Road, Suite 203

Tallahassee FL, 32312

Contact phone (850) 422-2520

Email

PLGinquiries@padgettlawgroup.com

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished to the parties on the attached Service List by electronic service and/or by First Class U.S. Mail on this the 13th day of September, 2023.

/S/ Christopher Giacinto

CHRISTOPHER GIACINTO
PADGETT LAW GROUP
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
PLGinquiries@padgettlawgroup.com
Authorized Agent for Creditor

SERVICE LIST (CASE NO. 1:23-bk-10282)

Debtor

Ronald Ansaldi
10 Bella Woods Court
Johnston, RI 02919

Attorney

Christopher Lefebvre
Law Office of Claude Lefebvre & Sons
PO Box 479
Two Dexter Street
Pawtucket, RI 02862

Trustee

Charles A. Pisaturo, Jr.
Office of the Chapter 13 Trustee
400 Westminster Street, Suite 54
Providence, RI 02903

Assistant U.S. Trustee

Gary L. Donahue
Office of the U.S. Trustee
U.S. Courthouse
One Exchange Terrace Suite 431
Providence, RI 02903

6267 Old Water Oak Road
Tallahassee, FL 32312 3858
Phone No: (850) 422-2520
Fax No: (850) 422-2567

Bankruptcy - Bankruptcy Services - INVOICE

Fay Servicing LLC
Michael A. Wojcik
939 W. North Ave.
Chicago, IL 60642

Re: ANSALDI RONALD
25 NEWBURY ST
CRANSTON, RI 02920 0000

Loan #:
Loan Type: Conventional
Inv. ID / Cat. ID:
Cost Center:
CONV Case No:
GSE Code: O
GSE REO Rem. Code:

Original Mortgage Amount: \$265,000.00
Litigation Status Code:
Man Code: B
BK Case No: 1:23-bk-10282
BK Chapter: 13

Invoice #:
Invoice Status: Check Confirmed
Input By: Daniel Baker
Date Submitted: 5/9/2023
Invoice Date: 5/9/2023
Vendor Ref #:
Vendor Code: TPADGETT
Payee Code: ATFLTIMOTH
Type: Non Judicial
Referral Date 4/27/2023

Acquisition Date:
Paid in Full Date: N/A
Foreclosure Removal N/A
HiType 1
Class Code

Invoice ID:
Asset Number:
Outsourcer:

SubmittedDate	1st Reviewed Date	Last Reviewed	Accepted Date	Approved Date	Chk Requested	Chk Confirmed
5/9/2023				5/9/2023	5/9/2023	5/10/2023

Fee Description(s)	W/H Aff.Ind	Item Date	Qty	Item Price	Orig. Billed	Adjust	Net
Attorney Fees - Plan Review Fee		05/08/2023	1	\$475.00	\$475.00	\$0.00	\$475.00

Note: Ch 13 Plan Review - Recoverable
Service From Date: 5/8/2023

Service To Date: 5/8/2023 12:00:00

					\$475.00	\$0.00	\$475.00
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Total:					\$475.00	\$0.00	\$475.00
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Invoice Level Exceptions

None

Invoice Level Comment

Property Address: 25 Newbury Street, Cranston, RI 02920

6267 Old Water Oak Road
 Tallahassee, FL 32312 3858
 Phone No: (850) 422-2520
 Fax No: (850) 422-2567

Bankruptcy - Bankruptcy Services - INVOICE

Fay Servicing LLC
 Michael A. Wojcik
 939 W. North Ave.
 Chicago, IL 60642

Re: ANSALDI RONALD
 25 NEWBURY ST
 CRANSTON, RI 02920 0000

Loan #:
 Loan Type: Conventional
 Inv. ID / Cat. ID:
 Cost Center:
 CONV Case No:
 GSE Code: O
 GSE REO Rem. Code:

Original Mortgage Amount: \$265,000.00
 Litigation Status Code:
 Man Code: B
 BK Case No: 1:23-bk-10282
 BK Chapter: 13

Invoice #:
 Invoice Status: Check Confirmed
 Input By: Daniel Baker
 Date Submitted: 6/15/2023
 Invoice Date: 6/15/2023
 Vendor Ref #:
 Vendor Code: TPADGETT
 Payee Code: ATFLTIMOTH
 Type: Non Judicial
 Referral Date 5/23/2023

Acquisition Date:
 Paid in Full Date: N/A
 Foreclosure Removal N/A
 HiType 1
 Class Code

Invoice ID:
 Asset Number:
 Outsourcer:

SubmittedDate	1st Reviewed Date	Last Reviewed	Accepted Date	Approved Date	Chk Requested	Chk Confirmed
6/15/2023				6/15/2023	6/15/2023	6/16/2023

Fee Description(s)	W/H Aff.Ind	Item Date	Qty	Item Price	Orig. Billed	Adjust	Net
Attorney Fees - Proof of Claim		06/15/2023	1	\$475.00	\$475.00	\$0.00	\$475.00
Note: Proof of Claim Preparation Fee Service From Date: 6/15/2023							
				Service To Date: 6/15/2023			
Attorney Fees - Fee Not Included in POC		06/15/2023	1	\$250.00	\$250.00	\$0.00	\$250.00
Note: Loan Payment History (410 A) Service From Date: 6/15/2023							
				Service To Date: 6/15/2023			
					\$725.00	\$0.00	\$725.00

Total:	\$725.00	\$0.00	\$725.00
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Invoice Level Exceptions

None

Invoice Level Comment

Property Address: 25 Newbury Street, Cranston, RI 02920